



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Street Acceptance	Executive Order No. 124-21	Subject Suffix SA
Originating Department Department of Permitting Services	Department Number 06-21	Effective Date 11-12-21

**Re: Acceptance of Roads for Maintenance MCDPS Permit Nos.  
307507, 308648 and 357116.**

This is to certify that construction of the following named streets has been completed in accordance with all applicable provisions of the Montgomery County Road Design and Construction Code as specified in the above-referenced permits. The materials used in the construction of these streets were tested and found to be in compliance with County Standards and Specifications.

**Subdivision Name-Cabin Branch**

**Permit No.: 307507**

**Date of Final Inspection: September 30, 2021**

**Total Distance: 1,489 feet/ 0.28 miles**

**Total Lane Miles: 1.15**

**Total Bond Amount: \$1,266,300.00**

**Cabin Branch Management, LLC**

**c/o Tri Pointe Homes DC Metro, Inc.**

**12435 Park Potomac Ave., Suite 600**

**Potomac, MD 20854**

**Cabin Branch Avenue:** A closed section modified dual lane commercial/industrial roadway (MCDOT Std. 219.01) with a right of way 80 feet in width beginning at the intersection with Dovekie Avenue at Station 38+85.20 and continuing in a southerly direction ending at Station 44+21.29 at the traffic circle with Little Seneca Parkway. Paving width 22 feet in each direction, concrete sidewalk, five (5') foot in width on the west side only, eight-foot (8') bituminous concrete shared use path on the east side only and within the dedicated right of way. Curb and gutter, storm drainage, with a soil cement treated subgrade 12 inches in depth, 8 inches of graded aggregate base course with 7-inch asphaltic concrete base course, and a 1.5-inch asphaltic concrete intermediate course and a 1.5-inch asphaltic concrete surface course for a total distance of 536 feet.

**Little Seneca Parkway:** A closed section modified arterial dual roadway (MCDOT Std. 217.03) with a right of way 120 feet in width beginning at Station 5+27.94 and continuing in a easterly direction including the traffic circle with Cabin Branch Avenue at Station 6+50.08, ending at Station 14+81.33 in a t-turnaround and including the future intersection with Kittiwake Avenue at Station 4+30. Paving width 26 feet in each direction, concrete sidewalk five (5') foot in width on the north side only, eight-foot (8') bituminous concrete shared use path on the south side only and within the dedicated right of way with curb and gutters and storm drainage. Pavement consists of 8 inches of graded aggregate base course with 7-inch asphaltic concrete base course, and a 1.5-inch asphaltic concrete intermediate course and a 1.5-inch asphaltic concrete surface course for a total distance of 953 feet.



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**Subdivision Name-Cabin Branch**  
**Permit No.: 308648**  
**Date of Final Inspection: September 30, 2021**  
**Total Distance: 2,326 feet/ 0.44 miles**  
**Total Lane Miles: 1.53**  
**Total Bond Amount: \$1,100,000.00**

**Cabin Branch Management, LLC**  
**c/o Tri Pointe Homes DC Metro, Inc.**  
**12435 Park Potomac Ave., Suite 600**  
**Potomac, MD 20854**

**Cabin Branch Avenue:** A closed section modified dual lane commercial/industrial roadway (MCDOT Std. 219.01) with a right of way 80 feet in width beginning 2,100 feet south of Clarksburg Road (MD 121) just past the intersection with Tribute Parkway East at Station 21+36.19 and continuing in a southerly direction ending at Station 38+85.20 prior to the intersection with Dovekie Avenue, including the intersections of Lapwing Way at Station 23+42.27, Petrel Place at Station 26+30.23, at the traffic circle with Skimmer Street, Station 30+30.23, and Harrier Way at Station 34+30.21. Paving width 22 feet in each direction, concrete sidewalk, five (5') foot in width on the west side only, eight-foot (8') bituminous concrete shared use path on the east side only and within the dedicated right of way including curb and gutter and storm drainage. Pavement consists of a soil cement treated subgrade 12 inches in depth, 8 inches of graded aggregate base course with 7-inch asphaltic concrete base course, and a 1.5-inch asphaltic concrete intermediate course and a 1.5-inch asphaltic concrete surface course for a total distance of 1,749 feet.

**Lapwing Way:** A modified tertiary closed section residential roadway with a right of way 50 feet wide beginning at Station 5+23.82, approximately 69 feet from the intersection of Cabin Branch Avenue (Station 23+42.27) and continuing in a northeasterly direction to Station 5+93.01. Pavement width of 26 feet with five (5) foot wide concrete sidewalks and curb and gutters on both sides, and storm drainage. Pavement consists of a graded aggregate subbase of 8 inches, 7-inch asphaltic concrete base course, and a 1.5 -inch asphaltic concrete intermediate course, and a 1.5-inch asphaltic concrete surface course for a total distance of 69 feet.

**Petrel Place:** A closed section commercial industrial roadway with a right of way 70 feet wide beginning at Station 8+30.96, at the intersection of Cabin Branch Avenue (Station 26+30.23) and continuing in a northeasterly direction to Station 9+53.96, including the intersection with Cabin Branch Avenue. Pavement width of 40 feet with five (5) foot wide concrete sidewalk and curb and gutters on both sides and storm drainage. Pavement consists of a graded aggregate subbase of 8



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inches, 7-inch asphaltic concrete base course, and a 1.5 -inch asphaltic concrete intermediate course, and a 1.5-inch asphaltic concrete surface course for a total distance of 123 feet.

**Skimmer Street:** A closed section modified commercial industrial dual roadway with a right of way 70 feet wide beginning at Station 4+50.00, west of the intersection of Cabin Branch Avenue (Station 6+00) and continuing in a northeasterly direction to Station 7+10.00, including the intersection of Cabin Branch Avenue within a traffic circle. Pavement width of 40 feet with five (5) foot wide concrete sidewalk and curb and gutters on both sides, and storm drainage. Pavement consists of a graded aggregate subbase of 8 inches, 7-inch asphaltic concrete base course, and a 1.5 -inch asphaltic concrete intermediate course, and a 1.5-inch asphaltic concrete surface course for a total distance of 260 feet

**Harrier Way:** A modified tertiary closed section residential roadway with a right of way 50 feet wide beginning at Station 10+76.08, 70 feet west from the intersection of Cabin Branch Avenue and continuing in a northeasterly direction to Station 12+01.08, including the intersection of Cabin Branch Avenue at Station 11+46.08. Pavement width of 26 feet with five (5) foot wide concrete sidewalk and curb and gutters on both sides, along with storm drainage. Pavement consists of a graded aggregate subbase of 8 inches, 7-inch asphaltic concrete base course, and a 1.5 -inch asphaltic concrete intermediate course, and a 1.5-inch asphaltic concrete surface course for a total distance of 125 feet.

**Subdivision-Cabin Branch**

**Permit No.: 357116**

**Date of Final Inspection: August 19, 2021**

**Total Distance: 710 feet/0.13 miles**

**Total Lane Miles: 0.39**

**Total Bond Amount: \$467,300.00**

**Cabin Branch Management, LLC**

**c/o Tri Pointe Homes DC Metro, Inc.**

**12435 Park Potomac Ave., Suite 600**

**Potomac, MD 20854**

**Dunlin Street:** A closed section primary roadway (MCDOT Std. 212.01) with a right of way 70 feet in width beginning at the intersection with Clarksburg Road, Maryland 121 at Station 0+77 and continuing in a easterly direction ending at the intersection with Woodcock Way at Station 6+91.33. Paving width 36 feet, concrete sidewalk, 5 foot in width both sides and within the dedicated right of way, curb and gutter and storm drainage. Pavement consists of a soil cement treated subgrade 12 inches in depth, 3-inch asphaltic concrete base course, and a 1.5-inch asphaltic concrete intermediate course and a 1.5-inch asphaltic concrete surface course for a total distance of 614 feet.



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**Caspian Tern Way:** A modified tertiary residential closed section roadway (MCDOT Std. 210.02) with a right of way 50 feet in width beginning at Station 5+33.73 approximately 48 feet from the intersection of Dunlin Street and continuing in an easterly direction ending at Station 5+81.73 at the intersection of Dunlin Street. Paving width 26 feet, concrete sidewalk, 5 feet in width and on both sides and within the dedicated County right of way and storm drainage and curb and gutter. Pavement consists of a soil cement treated subgrade 12 inches in depth, 3-inch asphaltic concrete base course, and a 1.5-inch asphaltic concrete intermediate course and a 1.5-inch asphaltic concrete surface course, for a distance of 48 feet.

**Woodcock Way:** A modified tertiary residential closed section roadway (MCDOT Std. 210.02) with a right of way 50 feet in width beginning at Station 0+00 at the intersection of Dunlin Street and continuing in a westerly direction ending at Station 0+48.00. Paving width 26 feet, concrete sidewalk, 5 feet in width and on both sides and within the dedicated County right of way and storm drainage and curb and gutter. Pavement consists of a soil cement treated subgrade 12 inches in depth, 3-inch asphaltic concrete base course, and a 1.5-inch asphaltic concrete intermediate course and a 1.5-inch asphaltic concrete surface course, for a distance of 48 feet.

## SUMMARY OF THIS EXECUTIVE ORDER

Number of Permits: ..... 3  
Number of Subdivisions: ..... 1  
Distance of Streets Accepted - Feet: ..... 4,525  
Distance of Streets Accepted - Miles: ..... 0.86  
Distance of Streets Accepted - Lane-Miles: ..... 3.07



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All work and submissions required for acceptance of the foregoing streets has been completed and acceptance is recommended.

11-01-2021

Date

By:

Division Chief,  
Department of Permitting Services  
Division of Land Development

It is recommended that Montgomery County, Maryland, accept the roads described above for maintenance:

11/10/2021

Date

Director, Department of Permitting Services

Said roads are hereby accepted for maintenance:

11/12/21

Date

Assistant Chief Administrative Officer